



**CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 15, 2008  
CITY HALL COUNCIL CHAMBERS  
22710 E COUNTRY VISTA DRIVE  
7:00 P.M.**

**INVOCATION**

Given by Council Member Owens

**PLEDGE OF ALLEGIANCE**

Led by Mayor Van Orman, City Council and Staff

**CALL TO ORDER**

Mayor Van Orman called the meeting to order at 7:10 p.m.

**ROLL CALL**

Council Member Jenkins  
Mayor Pro Tem Says  
Council Member Owens  
Council Member Crump  
Council Member Schuler  
Council Member Olander  
Council Member Langford

Doug Smith, Director, Community Dev.  
Cindy Smith, City Clerk  
Brian Asmus, Chief of Police  
Sean Boutz, City Attorney

**AGENDA APPROVAL**

Council Member Jenkins made a motion to move Workshop/Discussions Item 12c "TIF/LIFT Funding and Reimbursements" after the Proclamation, seconded by Council Member Schuler. After further discussions, Mayor Pro Tem Says offered a friendly amendment to move the TIF/LIFT Funding and Reimbursements to Item 12a. Mayor Van Orman called for the vote. Motion Approved as Amended. In Favor: Unanimous; Opposed: None

**APPROVAL OF CITY COUNCIL MINUTES**

Council Member Crump moved to accept the City Council Meeting Minutes from April 1, 2008, seconded by Council Member Langford. Mayor Van Orman called for the vote. Motion Accepted. In Favor: Unanimous; Opposed: None

## **CITIZEN COMMENTS**

Commissioner Frank Boyle, 22806 E Clearwater Lane, Liberty Lake, spoke as a citizen of the community of Liberty Lake. He said the community will be receiving more requirements for conservation of water through the Department of Health. Mr. Boyle said an organization was formed several years ago in western Washington called "L.O.T" (Lacey, Olympia, Tumwater, and Thurston County.) They came up with incentives for people to save water and also reduce the need for sewers. Mr. Boyle said one of the basic uses of water in the Liberty Lake community is irrigation for lawns. He stated there are devices that hook to your sprinkler systems, that will regulate the amount of water based on the moisture content in the ground. Mr. Boyle said he would like to see the City Council address a requirement for those types of things in new housing through an ordinance.

Council Member Owens requested information on the costs. Mr. Boyle said the District will be required to do water conservation for the area that is outside of the City limits. However, the District does not have jurisdiction within the City limits but it wants to cooperate with the City in getting those accomplished. Mayor Van Orman said those will be some things that will be brought up after the next meeting on Thursday, April 17, 2008.

## **MAYOR AND CITY COUNCIL REPORTS**

Mayor Pro Tem Sayrs said he represented Mayor Van Orman last week at the Water Quantity Subcommittee. He noted there were a number of different proposals that fell under the three categories: public education, financial incentives, and a region-wide ban on daytime irrigation.

Council Member Crump reported that the Finance Committee had met to review vouchers, discuss upcoming events, and the future reports coming the first of May.

Mayor Van Orman reminded everyone that Shred Day will be on Friday, April 18<sup>th</sup>, from 3:00 to 6:00 p.m. She said there will also be a Shred Day at Washington Trust on Thursday, April 17<sup>th</sup> from 11:00 a.m. to 1:00 p.m. Mayor Van Orman reminded everyone that the City will be having an Arbor Day planting at the groundbreaking for the Arboretum on Friday, April 25<sup>th</sup> at 4:00 p.m.

## **CITIZEN AWARDS**

Chief Brian Asmus recognized three citizens for their partnership with the police department in helping to apprehend a forgery suspect, a hit and run/drunk driving accident, and a vehicle prowl. Chief Asmus said that without the help of citizens getting involved and helping out the police department, we would not have been able to solve the cases. Those recognized but not present were: Robert Blount, Wade Fast, and Kyle Nolte.

## PROCLAMATIONS

Mayor Van Orman read a proclamation declaring the week of May 4 – 10, 2008 as Municipal Clerks Week.

## ACTION ITEMS

Council Member Crump moved to accept the Consent Agenda, seconded by Council Member Owens. The Consent Agenda consisted of vouchers totaling \$107,649.74 and the Agreement for Services SoccerTots Spokane. Mayor Van Orman called for the vote. Motion Accepted. In Favor: Unanimous; Opposed: None

Check sequences were: 9345 and 9418 through 9501

## RESOLUTIONS

*Resolution No. 08-115 – A Resolution of the City of Liberty Lake, Washington, Supporting the Placement of the Ballot of an Emergency Communication Ballot Proposition.*

Council Member Crump moved to adopt Resolution 08-115, seconded by Council Member Owens.

After no further discussions, Mayor Pro Tem Sayrs requested that the 1/10<sup>th</sup> in parenthesis be stricken and that the number 1 in the one percent be replaced by zero point one as friendly amendment.

Council Member Crump said the crux is where it says the City of Liberty Lake urges all citizens to vote in the election. He added it is a desire that the City Council and City has for all elections that we use our freedom and right to vote. We are not saying vote for or against this, we are saying please vote.

After further discussions, Mayor Van Orman called for the vote. Motion Adopted as Amended. In Favor: Council Member Olander, Council Member Schuler, Mayor Pro Tem Sayrs, Council Member Owens, Council Member Crump, and Council Member Langford. Opposed: Council Member Jenkins

*Resolution No. 08-120 – A Resolution of the City of Liberty Lake, Washington, Declaring Liberty Lake a "No Idle Zone" and Other Matters Properly Related Thereto.*

Council Member Crump moved to adopt Resolution No. 08-120, seconded by Council Member Langford.

Council Member Jenkins stated he fully endorsed reducing air emissions and pollutants in the air. He recognized that the City is trying to protect the children around the school zones but the City Police Department has to let their vehicles

idle. He said he would support the Resolution if the City of Liberty Lake said encourages citizens to turn off their cars for 30 seconds when possible.

After further discussions on studies done in Europe, that the City look at the root causes on why certain areas tend to have the most emissions, governmental gas prices, staff identifying specific places, being an opportunity to be proactive for generations to come, and it being only a suggestion not a law, Council Member Jenkins moved to table Resolution No. 08-120 to the next City Council meeting, seconded by Council Member Schuler. Mayor Van Orman called for the vote. Motion Passed. In Favor: Unanimous; Opposed: None

*Resolution No. 08-121- A Resolution of the City of Liberty Lake, Washington Regarding Finalization of the Hawkstone 1<sup>st</sup> Addition Plat, Located in the Northeast Quarter of Section 11, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, File P-06-0002A.*

Council Member Crump moved to adopt Resolution No. 08-121, seconded by Mayor Pro Tem Says.

Amanda Tainio, Planning & Building Services Manger, introduced Resolution No. 08-121. She gave the background of Hawkstone 1<sup>st</sup> Addition and stated it was formerly Liberty Village. Ms. Tainio reiterated that Hawkstone 1<sup>st</sup> Addition has met all the conditions from the preliminary plat and been bonded. Hawkstone 1<sup>st</sup> Addition is within the forms of all applicable land use controls, and the appropriate signatures and letters of acceptance have been filed. She added that staff recommends approval.

After no discussions, Mayor Van Orman called for the vote. Motion Adopted. In Favor: Unanimous; Opposed: None

*Resolution No. 08-122 – A Resolution of the City of Liberty Lake, Washington Regarding Finalization of the Bella Lago Plat (Phase 1), Located in the East Half of Section 14, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, File P-1886-01.*

Council Member Crump moved to adopt Resolution 08-122, seconded by Council Member Langford.

Amanda Tainio introduced Resolution 08-122. Ms. Tainio said that all conditions of the preliminary plat for Bella Lago have been met or bonded for, and it conforms to all applicable land controls, appropriate signatures on the Notice of Acceptance have been obtained, and staff recommends approval. After discussions on the required cuts on the eastern side of the hillside, Mayor Van Orman called for the vote. Motion Adopted. In Favor: Unanimous, Opposed: None

Mayor Van Orman called a 5 minute recess at 7:55 pm. Meeting reconvened at 8:00 p.m.

## WORKSHOP DISCUSSIONS

### LIFT and TIF Funding Reimbursements

Council Member Olander stated the purpose of the LIFT and TIF Matching Funds Workshop. Council Member Olander explained the LIFT and TIF represent the difference in money flows, increase sales tax revenue, TIF funds are from property taxes, and LIFT funds are from sales taxes. He said the state provides up to \$1M per year but must be matched. Items also discussed were: LIFT matching funds, sources for matching funds, matching gets easier in later years, using TIF for matching funds, TIF project may be impacted, possible plans for matching, city revenue, and workshop discussions points.

Discussions pursued whether the County was the only party who could bond with any portion of the TIF/LIFT, setting aside dedicated funds into the TIF fund; and having the developer (Jim Frank from Greenstone), the City of Liberty Lake, and Spokane County sit down together, depending on the project, and determine where the matching funds will come from based on the Interlocal Agreement. Council Member Owens said, "We need to be mindful when a project is or is not approved by the County, that the City makes sure that it isn't something that the City has to submit a full million dollars." Mayor Pro Tem Sayrs said, "It's important to point out that the State is going to be prepared to offer a million dollars long before our LIFT share is prepared to do it."

Mayor Van Orman asked for Jim Frank to speak regarding the letter from Greenstone. Jim Frank explained there are two things that are competing: (1) you have to spend some TIF money initially to get projects going or you are not going to generate any sales or property tax base, and (2) you have to have the sales tax base before you have to pay on bonds. Mr. Frank reiterated, "Greenstone agrees to defer, in the reimbursement costs, if the City needs that money to match, the City can use the TIF money as matching funds. Greenstone is willing to commitment to spend the money up front to get the ball rolling and the improvements in place; and would be reimbursed to the extent that it would not be necessary for your LIFT matching – but if it became necessary for LIFT matching, then the amount would be deferred. We feel that this gives the City the comfort level it will need during the interim period if there is not sufficient match. At some point the City's sales tax increment will be over \$1 million, and once the sales tax is over \$1 million then you would not need to take it any longer."

Council Member Owens asked if the City found the need to defer the TIF, would it incur some debt to be paid at a later time to bring ourselves up-to-date with the TIF matching funds that we were unable to match at the time. Mr. Frank advised that we don't necessarily get paid because it is theoretically possible that you might need \$500,000 of that a year for 10 years, and that would consume so much of the TIF that there would not be sufficient money to pay us back, after 15 years the TIF terminates. Council Member Schuler inquired about interest. Mr. Frank replied the law doesn't allow any interest payment.

Discussions continued on matching the LIFT/TIF funds, the borrowing of money, and the benefit of Greenstone's proposition. Council Member Owens commented, "The City needs to take advantage of State's money and the one that is on the table. The City has two great opportunities and if we can take advantage of the offer that is on the table, it will all come out in the end with such a positive result for the City and Greenstone. I feel the City needs to take advantage of what is offered."

Further discussions on property tax and sales tax increments, the County being responsible for the operation and administration of the TIF, reimbursement of the bond (2010 – 2012), reluctance of borrowing money, critical to stimulate economic improvement in the area, providing a pedestrian bridge, providing access to commercial property frontage, building roads where sewer and water can be expanded to the commercial parcels, and whether or not to go with Plan A or Plan B.

Mr. Frank stated, "We are trying to do something with the River District that is very unique that draws unique kind of businesses. We are talking about sewer, extension of the gravity, upgrading the water agreement, and Mission Road. What we put into the bridge was money to start the design. The City has to recognize that we are in a partnership here, we not trying to fight each other, we trying to work together. The City just needs to tell us we don't want to do that, and we are going to take a different action. We are here to work together to get to where we want to go."

Council Member Owens stated she would like to see a bridge over the river, that it brings an uniqueness to the project. She commented that a freeway interchange is the end all. "I believe a freeway interchange is important but does not bring an uniqueness as something that we can really call a place – a bridge creates place."

After further discussions regarding community or commercial developers and creating a joint effort, Council Member Langford stated we need to make a decision and move forward. Mayor Van Orman noted that a Letter of Intent or Resolution will be brought forward at the next City Council meeting on May 6<sup>th</sup>.

#### "FOPP Request (\$40,000)

Council Member Crump said the second physical line which says "we plan to use these funds primarily for..." causes me concern because I don't understand what the other uses might be. I thought the City Council and FOPP put this as a collaborative venture. Mayor Pro Tem Sayrs stated the City of Liberty Lake becomes the major source of funding for the organization and we have an obligation to the taxpayers to say how it runs. Council Member Olander spoke about the \$40,000 being approved in the 2008 Budget. However, the letter was not consistent with what was heard at the time of City Council Meeting on December 4, 2007. Council Member Langford pointed to the items in the email

sent on December 2, 2007 and asked Council Members to consider what was the overall tone in the document.

Council Member Crump moved to extend the meeting until 10:15 p.m., seconded by Mayor Pro Tem Sayrs. Mayor Van Orman called for the vote. Motion approved. In Favor: Unanimous; Opposed: None

Council Member Olander moved to table the FOPP request and the AWC Annual Conference discussions until the next meeting, seconded by Council Member Jenkins. Mayor Van Orman called for the vote. After a brief discussion, motion failed.

Jim Frank said he was a member of the FOPP Board. He stated the letter written in the fall was concerning the conduct at the concerts, operations of the park, and what role the FOPP and the City should play. Extensive discussions had taken place of two or three months and it was decided that FOPP needed to look at the ability to have events and programs outside of the Pavillion Park. The Friends are looking at expanding the entertainment programs outside of Liberty Lake – smaller concert events in a wider range of venues and the scholarships are expanding.

Discussions continued on losing the concerts if the City did not subsidize the concerts, and the new venues being offered. Council Member Jenkins moved to extend the meeting another 10 minutes, seconded by Mayor Pro Tem Sayrs. Mayor Van Orman called for the vote. Motion passed. In Favor: Council Member Owens, Council Member Olander Mayor Pro Tem Sayrs, Council Member Jenkins; Opposed: Council Member Crump and Council Member Schuler.

Council Member Olander moved to extend the meeting 5 minutes to include citizen comment, seconded by Council Member Schuler. Mayor Van Orman called for the vote. Motion Passed. In Favor: Unanimous; Opposed: None

Council Member Crump moved to table the FOPP discussion until another meeting, seconded by Mayor Pro Tem Sayrs. Mayor Van Orman called for the vote. Motion Passed. In Favor: Unanimous; Opposed: None

## **CITIZEN COMMENTS**

Evan Jensen, Liberty Lake Splash, informed the City Council and public that he would be leaving to pursue a job as general manager/editor position for a newspaper in Estacada, Oregon.

### AWC Annual Conference

Mayor Van Orman mentioned the AWC Annual Conference will be held in Yakima on June 17<sup>th</sup> through June 20<sup>th</sup>, 2008. Those planning on attending were Mayor Pro Tem Sayrs and Mayor Van Orman.

## UNFINISHED / NEW BUSINESS

None

## ADJOURNMENT

Upon motion, the Meeting adjourned at 10:24 p.m.

These Minutes are approved this 6<sup>th</sup> day of May, 2008.

Wendy VanOrman  
Wendy Van Orman, Mayor  
City of Liberty Lake

Cindy Smith  
Notes and Transcription by Cindy Smith, City Clerk. This Council Meeting was audio taped. Anyone desiring to listen to the recording may contact the City Clerk.